

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

File No: 2010101804
Prepared By & Return To:
* D. B. Bridgforth – MSB# 4547
P. O. Box 241
Southaven, MS
(662) 393-4450

Indexing Instructions: Part of Lot 2 of the Jackson Property, located in the SW ¼ of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi

WARRANTY DEED

FREDDIE JACKSON, JAMES JACKSON, JR.,
DELSENIA JACKSON HOGAN

1992 Grass Pond Road
Hernando, MS 38632

Home: 662-895-5333

Work: N/A

GRANTOR(S)

TO

ALICE J. STHURGHILL

1591 Craft Road East
Hernando, MS 38632

Home: 662-895-3365

Work: N/A

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, FREDDIE JACKSON, JAMES JACKSON, JR. and DELSENIA JACKSON HOGAN, do hereby sell, convey and warrant unto ALICE J. STHURGHILL the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE EXHIBIT "A"

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and the restrictive covenants of record.

Possession is to be given with deed.

WITNESS my signature this the 3 day of December, 2010.

Freddie Jackson
FREDDIE JACKSON

James Jackson Jr
JAMES JACKSON, JR.

Delsenia Jackson Hogan
DELSENIA JACKSON HOGAN

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 3 day of December, 2010, within my jurisdiction, the within named Freddie Jackson, James Jackson, Jr. and Delsenia Jackson Hogan who acknowledged that they executed the above and foregoing instrument.

My Commission Expires:



Luan F. Johnson
NOTARY PUBLIC

T:\LUAND7\WD FREDDIE JACKSON, ET AL TO ALICE STHURGHILL

EXHIBIT "A"

Lot 2 of the Jackson tract containing 3.0 acres in the Southwest Quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi, described as BEGINNING at the northeast corner of the southwest quarter of Section 8, Township 3 South, Range 6 West, said point being the northeast corner of the Jackson tract; thence south $3^{\circ} 09'$ west 135.0 feet to the southeast corner of Lot 1 of the Jackson tract and the point of beginning of the following lot: thence south $3^{\circ} 09'$ west 247.04 feet along the quarter section line to a point; thence north $89^{\circ} 23'$ west 247.04 feet along the quarter section line to a point; thence north $89^{\circ} 23'$ west 464.79 feet to a point in the west line of the Jackson tract; thence north $3^{\circ} 34'$ east 382.04 feet to the northwest corner of the Jackson tract; thence south $89^{\circ} 24'$ east 139.0 feet to the northwest corner of Lot 1 of the Jackson tract; thence south $3^{\circ} 09'$ west 135.0 feet to the southwest corner of said Lot 1; thence south $89^{\circ} 24'$ east 323.0 feet to the point of beginning and containing 3.0 acres, more or less, as shown by the survey of J.F. Lauderdale, dated October 7, 1982.

LESS AND EXCEPT THE FOLLOWING PROPERTY CONVEYED TO A'ICE J. STURBHILL BY WARRANTY DEED IN BOOK 177, PAGE 385, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, DESCRIBED AS FOLLOWS:

One and one-half acres being the South half of Lot Two of the Jackson tract in the Southwest Quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi, described as commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence South 3 degrees 09 minutes West 242 feet to the Point of Beginning of the herein described lot; thence continuing South 3 degrees 09 minutes West 140.04 feet to a point in the Northeast corner of the Miller 3 acre tract; thence North 89 degrees 23 minutes West with Miller's North line 464.78 feet to an iron pin in the West line of the Jackson property; thence North 3 degrees 34 minutes East 140 feet to a point; thence South 89 degrees 23 minutes West 464 feet to the Point of Beginning containing $1 \frac{1}{2}$ acres, more or less.